

**Town of Kinderhook
Planning Board Workshop
October 10, 2013**

Approved

Minutes

The workshop meeting of the Town of Kinderhook Planning Board was held on Thursday, October 10, 2013 beginning at 7:00pm at the Kinderhook Town Hall, 3211 Church Street, Valatie, NY. The Meeting was called to order by the Chairwoman, Mary Keegan-Cavagnaro. The Roll was taken by the Secretary.

A. Roll Call

Present:

Mary Keegan-Cavagnaro, Chairwoman
Andrew Howard, Town Attorney
Patrick Prendergast, Engineer
Chris Simonsen
William Butcher
Guy Rivenburgh
Daniel Weiller
Cheryl Gilbert
Dale Berlin
Jake Samascott
Nataly Dee, Secretary

Excused:

Peter Haemmerlein

Absent:

None

B. Correspondence

1. Review of Minutes:

July 11, 2013 – Workshop
July 18, 2013 – Meeting
August 8, 2013 – Workshop
August 15, 2013 – Meeting
September, 12 – Workshop
September, 19 – Meeting

Minutes are pending approval at the next regular meeting following further review.

2. Club Life: Sports Zone: A Traffic Report was submitted. The report indicated little impact on existing traffic pattern. Ms. Keegan-Cavagnaro read from the report for the benefit of the Board. The report was added to the file.

C. Public Hearing(s)

1. October 17, 2013 at 7:05pm - Expert Interiors and Exteriors, Inc:
Site Plan Review for Change of Use – 3340 US Route 9

It was noted by the secretary that the Notice of Public Hearing appeared in the newspaper and notices were sent to adjoining neighbors.

D. Old Business

1. Mr. Van Alstyne submitted a copy of a letter of referral to Mr. Visconti of the Department of Transportation. The project has been referred to County Planning which meets next Tuesday. The issue of the shared driveway and parking area of the location in question and that of the neighboring restaurant on property owned by the same family was addressed. It was noted by Mr. VanAlstyne that the two properties have a reciprocal parking easements. It was requested that documentation supporting this easement be submitted for the file. Mr. Simonsen inquired about the application regarding the Expert trailer that was before the Zoning Board of Appeals. Mr. Howard informed the Board of the issues that application raised for the ZBA, specifically the matter of standing and mootness. Mr. Simonsen's concern is that if the trailer is moved to the location of the current location, would that constitute an additional sign on the premises. Mr.

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Howard suggested there were a number of different ways to address that issue. One way would be to make placement of vehicles a part of the Site Plan Review. The Code does not currently address the issue.

2. Henry Kazer: Major Subdivision - County Route 28

Mr. VanAlstyne addressed the Board. He stated that it is a work in progress. They have met with County Department of Transportation, Jim Everett and Kelleher. Curb cuts have been discussed, approved and noted. The project will attempt to combine some driveways through easements with the intent to not create any more driveways than already exist. The engineer is currently conducting perk tests and soil test will follow shortly.

3. Former Kinderhook Bank (Owner David Raihofer): Site Plan Review for addition to building

No one was in attendance to represent the project. Remove from agenda.

4. Dollar General: Site Plan Review – US Route 9

Tim O'Brien of Bohler Engineering addressed the Board. A formal application, SEQR, and fees of \$350 were submitted. Revised and updated plans and diagrams of the site and proposed building were provided for the Board's review. Mr. O'Brien noted that soils testing for the septic system were being conducted. Soils were thought to be very good and the septic system is being developed accordingly. He noted that the project is just under the 51% lot coverage required by Code; they will make some modifications to meet that requirement. Mr. O'Brien specifically wanted to address the architecture of the proposed building. He noted the vestibule with a peak above. It was noted that systems are located to the rear of the building, not on top of the building. Elevations are shown on the current plans. Restrooms on site were noted and it was stated that water usage was minimal for the use. Further, Mr. O'Brien offered that deliveries would probably occur twice a week during off peak hours. Proposed landscaping around the entrance and proposed sign has been reflected on the plans. A lighting detail sheet was also provided. Mr. Prendergast will review the submitted plans in further detail. They have communicated with Joe Visconti from the Department of Transportation.

They will have to the Zoning Board of Appeals for a parking variance. They will also need a variance for the proposed flat roof. The parking regulations were reviewed, specifically noting parking in the rear which conflicts with other sections which note acceptable parking at the front of a building with buffers or berms.

A discussion of the Storm Water Management plan ensued. The area would be vegetated depending upon soils and DEC regulations. Drainage and runoff from the road was discussed in response to the recent fuel oil spill that occurred at the traffic circle and the subsequent impact on local lands and property owners.

It was determined that the SEQR Review would be an unlisted action and coordinated review would not be required.

5. Paul Webber: Minor Subdivision - 347 State Farm Rd corner of Route 28

No one was in attendance to represent the project. Remove from agenda.

E. New Business

None

F. ZBA Opinions

None

G. Liaisons

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1. Village Planning Boards: Liaison was excused.
2. Town Board: Liaison was excused.
3. Comprehensive Plan Review Committee: Plan will be before the Board at the next meeting on October 21, 2013.
4. NYSEG Project: Mr. Simonsen reported that site visits to twenty effected properties were being conducted by a number of officials.

H. Other

1. Public Comment

Ms. Keegan-Cavagnaro mentioned the detrimental impact of runoff from fuel truck spill that occurred at the traffic circle recently.

A motion to adjourn was made by Mr. Simonsen. Motion seconded by Mr. Rivenburgh. All in favor. Motion carried; meeting adjourned at 8:05pm.

Respectfully Submitted,

Nataly Dee, Secretary